

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- August 16, 1967

Appeal No. 9321          Corinthian Baptist Church, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 16, 1967.

EFFECTIVE DATE OF ORDER - March 15, 1968

ORDERED:

That the appeal for a variance from the rear yard and lot occupancy requirements of the SP District to permit erection of rear stairways at 500 Eye Street, NW., lot 801, square 485, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
  - (2) The property is presently improved with a three-story brick church structure.
  - (3) The Sunday School room is located on the ground level of the church. The auditorium is at the second level and there is a balcony above the auditorium.
  - (4) The lot has a 60 foot frontage on Eye Street, NW. and a depth of 95 feet and an area of 5,700 square feet.
  - (5) The present church structure occupies approximately 100% of the lot.
  - (6) The auditorium seating approximately 700 persons and the balcony seating approximately 350 persons is entered by a stairway at the north entrance of the building. In order to exit from the second floor auditorium and the third floor balcony, the same stairs must be used.
  - (7) It is proposed to erect additional stairs at the southern end of the building to serve the upper two floors. There now exists at the rear of the building two accessory structures which will be removed to make way for and house the new stairways.
  - (8) No opposition to the granting of this appeal was registered at the public hearing.
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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that the denial of this request would prevent a reasonable use of the property, as construction of the proposed stairs will result in only a minor increase in lot occupancy, the lot being already overoccupied. However, the projected lot occupancy will not constitute a substantial increase and only act to permit an easier exit from the building. This will greatly enhance the safety of persons attending functions at the church.

We hold that appellant's proposal will have no adverse affect upon nearby or adjoining property and will not substantially impair the purpose, intent and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess  
JAMES E. BESS  
Secretary of the Board